



Homes  
England



## Land fronting onto A508 & Ransome Road, Northampton, NN4 8AA

- Gateway development site available with vacant possession.
- Allocated residential led development site within the Northampton Local Plan Part 2 (Site Ref: LAA0174).
- Other uses may be considered, subject to obtaining the necessary consents.
- Prominent frontage onto two main arterial routes into Northampton town centre (A508 and Ransome Road).
- Situated in close proximity to the Hospital and Northampton University.
- **Offers to be submitted by 13:00 on Wednesday 1<sup>st</sup> October 2025**

# FOR SALE

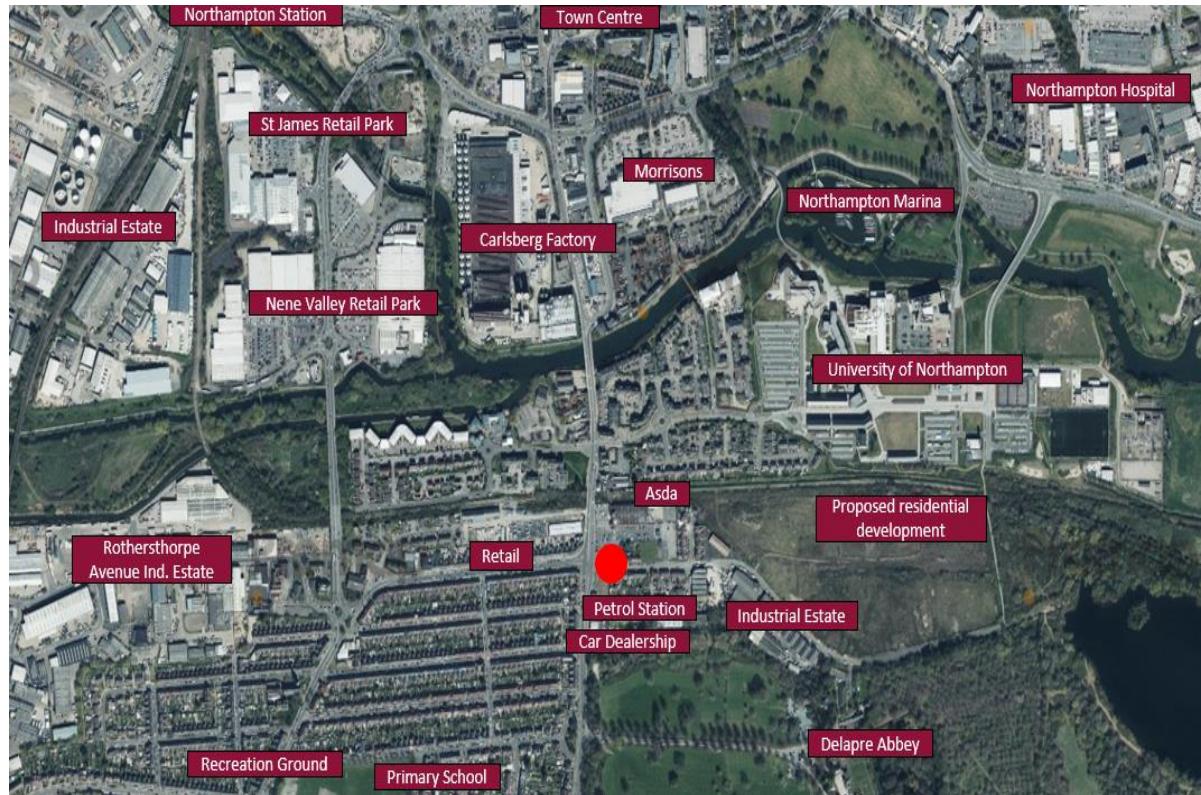
## Prominent Development Opportunity 0.18 hectares (0.44 acres)



## LOCATION

The site is situated approximately 600 metres to the south of Northampton town centre and 450 metres south-west from the University of Northampton campus. The site is situated in a prominent position on the frontage of the A508 London Road, between two existing junctions with Ransome Road and Southfield Avenue.

Other uses in the area include residential, industrial and retail, with an Asda food store located immediately to the north of the site and other road-side businesses, such as a petrol filling station immediately to the south of the site. The site's prominent position and strong road frontage provides the opportunity for a variety of uses to be delivered.



## DESCRIPTION

The site comprises a rectangular parcel of land extending over approximately 0.18 hectares (0.44 acres), in close proximity to an Asda supermarket, petrol filling station and existing residential uses. Previous buildings have been demolished on the site down to slab level and fencing has been erected around the site. There is an electricity substation constructed in the south-west corner of the site which is in the ownership of Western Power Distribution.



## PLANNING

The site lies within the administrative boundary of West Northamptonshire Council and is allocated for residential use within the Northampton Local Plan Part 2 (Site Ref: LAA0174). The Local Plan identifies an indicative development capacity of 24 dwellings at the site.

Purchasers are advised to make their own enquiries for the subject site to the Local Planning Authority.

# METHOD OF SALE

Offers are sought for the freehold interest of the subject land on an unconditional and conditional upon planning only basis, via informal tender. However, it is noted that unconditional bids are of preference.

Bidders must submit their electronic response by **13:00pm on Wednesday 1<sup>st</sup> October 2025**, using the **Tender Form** contained in the Data Room, to the following email address - [tenders@homesengland.gov.uk](mailto:tenders@homesengland.gov.uk)

Responses should identify the Tender Reference **D26011** within the subject line of the email.

Information required to be submitted includes:

- i. Confirmation of the party/legal entity proposing to acquire the site, including the (company) name, details of registered office and company number if appropriate.
- ii. Financial Offer – the financial offer made to acquire the freehold of the site. Please note VAT is payable on the purchase price.
- iii. Funding – Confirmation of how the acquisition of the site would be funded.
- iv. Proposal – an indicative proposal for the site
- v. Any conditionality associated with the disposal.

## Online Information Pack

A technical pack of information relating to the site is available to view via a dedicated Data Room on the Thomas Lister website.

Access to the Data Room is password protected and available from the sole agents. Please note that information within the Data Room might be updated through the marketing process. The data is provided for information only and bidders should not rely on it for the purposes of the bid and should make their own enquiries. Homes England reserves the right to not accept the highest or any bid for the property.

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# VIEWINGS

The site can be viewed from the roadside of the London Road (A508), Ransome Road and Southfield Avenue.

Please note that Thomas Lister and/or the vendor take no responsibility for any loss or injury caused while carrying out a site visit.

All enquiries to:

Beth Hill

T: 01527 889 226

M: 07935 755 865

[Beth.Hill@thomaslister.com](mailto:Beth.Hill@thomaslister.com)

Reece Croghan

T: 01527 889 223

M: 07935 065 959

[Reece.Croghan@thomaslister.com](mailto:Reece.Croghan@thomaslister.com)

[info@thomaslister.com](mailto:info@thomaslister.com)

Thomas Lister Limited  
11 The Courtyard  
Buntsford Gate  
Bromsgrove  
Worcestershire  
B60 3DJ

